

UCS JB Project

Statement for Minor Material Alteration Application

November 25, 2016

The area in question is at the new roof to an external cloister. The approved scheme was for a new cloister roof and wall structure to replace the original roof with steel post structure, with the new roof at a slightly higher level, and with an upstand wall to the School grounds. The original roof had square domed polycarbonate rooflights, as shown in the photograph below.



Original cloister

Two rooflights were shown on the original consented plans, a flat glazed circular and a long flat glazed rectangular one.

At the Pre-Application consultation the planning officer commented in their response: *“This work – to re-face the 1960s science block in render and replace the windows, and to make minor amendments to the cloister area to make it better accessible - is relatively limited in its impact upon the Hampstead Conservation Area given the position of these elements within the centre and rear of the site.*

During the detail design phase, to simplify the structure and reduce load on the wall, the rectangular one was split into two smaller rooflights of the same type. The consented section was only taken through the rectangular rooflight, so this drawing has not been varied. The height of these is as approved drawings, elevation and section.

With the circular rooflight, in exploring a flat glass option in detail we were concerned about the additional weight on the boundary wall as the rooflight is a large diameter of 2 metres [exactly as shown on the approved plans] which is very heavy to achieve in glass because it has to be double-glazed for strength, and the brick boundary wall is old and original. In addition access to this corner of the site is limited [no vehicle access possible] and lifting into position would also be very difficult. For these reasons we opted for the much lighter polycarbonate rooflight model of same diameter, which is shallow-domed.

This rooflight is over 3 metres from the boundary wall and although visible to one side from the neighbour's property we contend that it does not interfere with their amenity in any way.

The height from top of upstand to the apex of the dome is circa 350mm compared to a flat rooflight which has a deeper frame approximately 50mm high.

All the upstands to all rooflights were constructed as low as possible, approximately 70mm high, and significantly less than the 150mm normal standard.

Changing the rooflight to flat double-glazed glass of same size would involve significant cost estimated at circa £8,000, including re-doing of supporting structure, upstand and roof finishes, an amount which we believe is disproportionately expensive.

It is appreciated that this is a Conservation Area, although the School buildings are not listed, but it is our opinion that if the rooflight had been shown in this form with the original application, it would still have been acceptable.

A photograph from the School grounds with the works at near completion is shown below. The circular rooflight is visible on the left side.



New cloister